

Bruce Miller, Chair

AIRPORT COMMISSION

John Clark
Chris Colbert
William Gilbert
Patricia Griffin
Kirk A. Martin, Vice-Chair
Scott Tracy

May 19, 2010

AGENDA



Karen Ramsdell
Airport Director
Hazel Johns
Assistant Airport Director
Tracy Lincoln
Airport Operations Manager
Rebecca Fribley
Sr. Property Management Specialist
Mabel Shatavsky
Airport Commission Secretary

Santa Barbara City Council Liaison
Councilmember Grant House

City of Goleta Liaison
Councilmember Ed Easton

ORDER OF BUSINESS: The regular Airport Commission meeting begins at 7:00 p.m. in the Airport Administration Conference Room at 601 Firestone Road, Santa Barbara, CA.

PUBLIC COMMENT: At the beginning of the meeting, any member of the public may address the Airport Commission on any subject matter within the jurisdiction of the Airport Commission that is **not** on the Commission's agenda. The total time for public comment is fifteen (15) minutes. If you wish to address the Commission under this item, please complete and deliver to the Airport Director **before the meeting is convened**, a "Request to Speak" form including a description of the subject you wish to address.

REQUEST TO SPEAK: A member of the public may address the Airport Commission regarding any scheduled agenda item. Any person wishing to make such address should first complete and deliver a "Request to Speak" form prior to the time that the item is taken up by the Commission.

REPORTS: Copies of reports relating to agenda items are available for review in the Airport Administration office, or the City of Santa Barbara's web site: <http://www.SantaBarbaraCA.gov>. Materials related to an item on this agenda submitted to the Airport Commission after distribution of the agenda packet are available for public inspection in the Airport Administration office located at 601 Firestone Road, Santa Barbara, CA 93117, during business hours.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Airport Administration office at 967-7111. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements.

CELLULAR PHONES AND PAGERS: Please turn off cellular phones and pagers or set them to silent mode prior to the start of the meeting. Thank you.

CALL TO ORDER

ROLL CALL

CHANGES TO THE AGENDA

PUBLIC COMMENT

1. Any member of the public may address the Airport Commission on any subject within the jurisdiction of the Commission that is **not** scheduled before them that same day. The total time for public comment is fifteen (15) minutes.

NOTICES

2. That the Lease Review Sub Committee met on Thursday, May 13, at 11:00 am in the Airport Administration Building, 601 Firestone Road, Santa Barbara, CA.
3. That on Thursday, May 13, 2010 at 5:00 p.m., the Airport Commission Secretary duly posted this agenda on the bulletin board at Airport Administration.

CONSENT CALENDAR

4. SUBJECT: MINUTES

RECOMMENDATION: That Commission waive the reading and approve the minutes of the meeting of Wednesday, April 21, 2010.

5. SUBJECT: AIRLINE OPERATING PERMIT WITH FRONTIER AIRLINES, INC.

RECOMMENDATION: That Airport Commission approve and authorize the Airport Director to execute an Airline Operating Permit with Frontier Airlines, Inc., a Colorado Corporation, for operation of a scheduled commercial airline at the Santa Barbara Airport, effective June 1, 2010 and ending September 30, 2010, for a rental of \$930 per month for exclusive use space in the Airline Terminal, \$178 per month for 144 square feet office space in Building 258, at 629 Firestone Road, a pro-rata share of holdroom and baggage claim space, plus monthly landing fees of \$1.98 per thousand pounds of gross landed weight.

6. SUBJECT: LEASE AGREEMENT – JM ROOFING COMPANY, INC., DBA ACTION ROOFING

RECOMMENDATION: That Commission approve and authorize the Airport Director to execute a five-year Lease Agreement with JM Roofing Company, Inc, a California "S" Corporation, dba Action Roofing, for 8,453 square feet of fenced, paved land at 6180 Robert Kiester Place, at the Santa Barbara Airport, effective June 1, 2010, for a monthly rental of \$1,690.

7. SUBJECT: LEASE AGREEMENT – DYNASEN, INC.

RECOMMENDATION: That Commission approve and authorize the Airport Director to execute a five-year Lease Agreement with Dynasen, Inc., a California Corporation, for 3,960 square feet of Building 305, and 2,400 square feet of land, at 20 Dean Arnold Place, at the Santa Barbara Airport, effective June 1, 2010, for a monthly rental of \$6,155, exclusive of utilities.

8. SUBJECT: CONSENT TO SUBLEASE – TWIN LAKES GOLF COURSE, LLC AND HAYASHIDA AND ASSOCIATES PHYSICAL THERAPY

RECOMMENDATION: That Commission approve and authorize the Airport Director to execute a Consent to Sublease Agreement between Twin Lakes Golf Course, LLC., a California Corporation, and Hayashida and Associates Physical Therapy, as required by Lease Agreement No. 20,722, as amended.

9. SUBJECT: LEASE AGREEMENT – NORTHROP GRUMMAN SYSTEMS CORPORATION ASTRO AEROSPACE

RECOMMENDATION: That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with Northrop Grumman Systems Corporation Astro Aerospace, a Delaware Corporation, for 1,560 square feet of storage space in Building 251, Unit C, at 400 Robert Marxmiller Place, at the Santa Barbara Airport, effective June 1, 2010, for a monthly rental of \$1,092, exclusive of utilities.

10. SUBJECT: APRIL 2010 PROPERTY MANAGEMENT REPORT

RECOMMENDATION: That Airport Commission receive the Airport Property Management Report.

LIAISON REPORTS

COMMISSION MATTERS

11. SUBJECT: AIRLINE TERMINAL PROJECT GRAND OPENING EVENT

RECOMMENDATION: That the Commission Chair appoint two Commissioners to serve with him on an ad hoc committee to assist staff in planning for the Airline Terminal Project Grand Opening Event to be held in spring 2011.

ADMINISTRATIVE REPORTS

12. SUBJECT: LEASE AGREEMENT – ANNE & DONALD COLE, DBA SAN MARCOS FARMS

RECOMMENDATION: That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with Anne and Donald Cole, a Sole Proprietorship, dba San Marcos Farms, for 3,200 square feet of industrial/storage space in Building 116, Units B, C, and D, at 500 David Love Place, at the Santa Barbara Airport, effective June 1, 2010, for a monthly rental of \$1,728, exclusive of utilities.

13. SUBJECT: STATUS REPORT ON THE AIRLINE TERMINAL CONSTRUCTION PROJECT

RECOMMENDATION: That Commission hear a presentation on the Airline Terminal construction project status. – Airport Director Karen Ramsdell

14. SUBJECT: FOOD & BEVERAGE AND RETAIL CONCESSION AGREEMENTS

RECOMMENDATION: That Airport Commission, Lease Review Subcommittee:

- A. Receive a report on the Concession solicitation process;
- B. Recommend the selection of First Class Concessions, Inc as the food and beverage concessionaire and M/E, Inc. as the news and gift concessionaire, for the new Airline Terminal; and
- C. Recommend approval of ten (10) year lease agreements effective upon the adoption of the enabling ordinance, with:
 - First Class Concessions, a California Corporation, for operation of a 1,000 square foot pre-security and a 1,900 square foot post-security food and beverage concession for a base monthly rental of \$1,000 or percentage rent, whichever is greater; and
 - M/E, Inc., a California Corporation, for operation of an 885 square foot news and gift concession for a base monthly rental of \$1,000 or percentage rent, whichever is greater.

DIRECTOR'S REPORT

- 15. A. Airport Operations
 - Passenger Count
 - Aircraft Operations
 - Air Freight
- B. Programs
 - 1. Air Service
 - 2. Communications Program
 - 3. Airport Noise Abatement Program
 - 4. Property Management
 - 5. Airline Terminal Public Arts Program
- C. Capital Projects
 - 1. Airport Terminal Improvement Project
 - 2. Airfield Safety Projects Wetland Mitigation Plan
 - 3. Goleta Slough Tidal Circulation Demonstration Project
 - 4. Consolidated Rental Car Quick Turn Around Facility
- D. Council Actions

ADJOURNMENT